

Recd June 29 1883

REPORT
OF THE
GOVERNOR AND COMMITTEE
OF THE
HUDSON'S BAY COMPANY,
TO BE
LAI D BEFORE THE SHAREHOLDERS,
ON TUESDAY, JUNE 26TH, 1883.

LONDON:
PRINTERS: SIR JOSEPH CAUSTON AND SONS,
47, BASTONCHAP, E.C., & SOUTHWARK ST., S.E.

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1883.

DIRECTORS.



Governor.

EDEN COLVILE, Esquire.

Deputy-Governor.

SIR JOHN ROSE, BART., G.C.M.G.

Committee.

EDWARD WILLIAM TERRICK HAMILTON, Esquire.

THOMAS HOLDSWORTH NEWMAN, Esquire.

FRANCIS PEEK, Esquire.

MONTAGUÉ C. WILKINSON, Esquire.

JOHN P. GASSIOT, Esquire.

THOMAS R. EDRIDGE, Esquire.

SANDFORD FLEMING, Esquire.

A GENERAL COURT of the Governor and Company of Adventurers of England trading into Hudson's Bay will be held at the City Terminus Hotel, Cannon Street, on Tuesday, the 26th June, at Two o'clock p.m., when a Report from the Governor and Committee will be laid before the Shareholders, and a return of Capital and Dividend will be declared.

The Transfer Books of the Company will be closed on the 15th instant, and re-opened on the 12th July.

By order of the Governor, Deputy-Governor, and Committee of the said Company,

W. ARMIT,

Secretary.

HUDSON'S BAY HOUSE,
London, June 5th, 1883.

REPORT.

The accounts of the Company, closed on the 31st ultimo, are now submitted to the Shareholders in the same order as on previous occasions, namely :—

1. Trading account, exhibiting the results of Outfit 1881, from the 1st of June, 1881, to the 31st of May, 1882.
2. Appropriation of Profits.
3. Marine Insurance Fund, 31st May, 1883.
4. Profit and Loss Account, 31st May, 1883.
5. Land Account for the year ending 28th February, 1883.
6. Balance-sheet, 31st May, 1883.

The Governor and Committee have to state that the result of trade for Outfit 1881 has been affected to a considerable extent by the decline which took place in the prices of nearly all descriptions of Furs at the last public

sales held by the Company, although the total quantity of Furs sold was larger than that of last year—

In January Beaver declined 10 per cent.				
„	Musquash	„	15	„
In March	Marten	„	17½	„
„	Mink	„	5	„
„	Otter	„	12½	„
„	Fisher	„	5	„

The higher prices realized for Foxes and Bear Skins had, to some extent, a counterbalancing effect on the total result, which nevertheless exhibited a decline of about 10 per cent. on the amount of last year's sales. It may be remarked that Marten and Mink, two of the most important articles in the Company's importations, have this year been sold at the lowest average prices which have been reached during the last thirty or forty years.

The result of the general trade in Merchandise, conducted at Winnipeg in Outfit 1881, as stated in November last, embraced a period of eight and a half months in Fort Garry, and three and a half months in the Company's new store, where a much more extensive business has been carried on, from the profits of which in future Outfits the Committee have good reason to anticipate improved results.

The profits on the accounts of Outfit 1881 amount to £68,427 11s. 3d. as compared with £83,189 14s. for Outfit 1880, and a further profit of £2,401 18s. 9d. arises from the realization of the returns of the last-mentioned Outfit over the estimated value included in the accounts of last year.

The total Fur Trade profits accordingly amount to £70,829 10s., and after deducting interest, the sum of £9,369 7s. 10d. is payable to the Officers under the

terms of the deed poll yielding them the sum of £96 11s. 10d. per share.

In accordance with the resolution adopted by the Shareholders in June 1879, the Officers are entitled to the further sum of £10,030 12s. 2d. to make up their remuneration for Outfit 1881 to £200 per share.

The Company's Marine Insurance Fund shows a satisfactory result for the year, the profit being £4,658 5s. 9d., which has been transferred to Profit and Loss Account, leaving the balance of the fund at £50,000, as agreed last year.

The net profits of the Company for the year ending 31st May, 1883, as shown in the Profit and Loss Account, amount to £59,034 7s. 8d., to which must be added the amount carried forward from last year, making a total undivided balance of £86,206 13s. 4d., out of which the Governor and Committee now recommend a Dividend of 12s. per Share, amounting to £60,000. The balance to be carried forward, after the payment of the proposed Dividend, will amount to £26,206 13s. 4d., against a corresponding item of £27,172 5s. 8d. carried forward last year.

The Land Account now submitted shows the cash receipts and disbursements from the 1st March, 1882, to 28th February, 1883. The instalments collected at Winnipeg during the year, in respect of Land Sales, amount to £143,245 1s. 6d., as compared with £158,867 4s. 8d. in the year ending 28th February, 1882, while the amount collected for interest on unpaid instalments is £19,891 18s. 5d., against £7,385 1s. 1d. last year.

The present account shows a balance of £119,801 8s. 8d., and enables the Governor and Committee to recommend the

adoption by the Shareholders of the following Resolution :—
Resolved—

“That the sum of £100,000, being part of the proceeds of the sales of the Company's lands in Manitoba and the North-West Territory, be appropriated to the reduction of the Capital Stock of the Company, by the payment of £1 per share to each shareholder. And that the nominal amount of each share, from the time of such reduction be £14, instead of £15, to which each share was reduced by the Resolution of the General Court, held on the 27th June, 1882.”

Upon the adoption of this Resolution the present Share Certificates can be lodged at the Company's office for the payment, on or after the 6th of July, of the return of capital to Shareholders whose names are registered in the books on the 15th of June, the date on which the Transfer Books are closed. After the payment of the proposed return of capital, the Land Account will show a balance of £19,801 8s. 8d. to be carried forward.

It is well known to the Shareholders of the Hudson's Bay Company, and to others interested in the progress of Manitoba and the North-west Territories of the Dominion of Canada, that in the autumn of 1881, and the early part of last year, an unprecedented demand for both Agricultural Lands and Town Lots prevailed in these regions. The Land Commissioner, as the Committee believe, most judiciously took advantage of this state of affairs, and effected very large Sales, both of Farming Lands and Town Lots in Winnipeg and elsewhere at satisfactory prices. These Sales were duly reported to the Shareholders in the half-yearly reports from time to time, and they were informed that no Sales were recognized until the first instalment was paid, the balance unpaid bearing interest at the rate of 7 per cent. per annum. Many of these purchases were made by persons who were not actual

Settlers, and the extent and character of these transactions have been followed, as was likely, by a diminution in the demand for landed property. During the past few months the Land Sales have been on a limited scale, and the Committee have reason to believe that the same state of things has existed in the case of other large Land Owners. Under these circumstances, the Committee have not thought it judicious to force the lands of the Company on an unwilling market, or to offer lots for sale at reduced prices. The Committee are informed that a large immigration of a very eligible class of settlers, both from this side of the Atlantic and from the older settled parts of the Dominion is taking place, and they will be prepared to meet the demand as it arises; on the one hand not sacrificing the landed property of the Company, and on the other, not holding the land for exorbitant prices, and thus overstaying the market.

The Sales effected since the date of the last Report are given in the Appendix, of which the following is a summary:—

TOWN LOTS.

Equal to about 1/6th of an acre each.

	LOTS.	PRICE.
Winnipeg	1	\$3,200
Minor Towns	217	28,182
	<u>218</u>	<u>\$31,382 = £6,272</u>

FARM LANDS.

	ACRES.	PRICE.
Manitoba & N. W. Territory	6,080	\$49,000
Vancouver's Island ...	7	4,300
British Columbia ...	105	2,896
	<u>6,192</u>	<u>\$56,196 = £11,239</u>
		<u><u>£17,511</u></u>

The Committee think it right to state that the instalments and interest thereon are not being paid as promptly as they could wish, but the Land Commissioner is proceeding with judgment and discretion, and hopes that the ultimate amount of Land reverting to the Company for such non-payment will not be heavy.

The total instalments outstanding, including the arrears referred to, in respect of the sales of Town Lots and Farming Lands, amount to £772,130.

The Canadian Pacific Railway continues to make rapid progress. It now extends across the Saskatchewan River, about 600 miles west of Winnipeg, and is expected to reach the base of the Rocky Mountains before the close of the present season. The Thunder Bay Branch, 435 miles in length, from Lake Superior to Winnipeg, which is now complete and in operation, gives a new and direct access to Manitoba and the North-West Territory independent of the American lines from St. Paul, and this cannot but exercise a most beneficial effect in cheapening the cost of transportation to and from the country.

Several Branch Railways in various parts of the territories are in progress, and their completion will give increased value to many of the Company's Sections.

The prospects of the harvest are reported to be unusually favourable, and a very large acreage of wheat on the land broken up last year is stated to give promise of an abundant crop.

The Committee are glad to report that indications are apparent of an improved demand for land in British Columbia and Vancouver's Island, and they have instructed the Officers in charge of the Western Department to

dispose of various sections belonging to the Company, if satisfactory prices can be obtained for them.

In last year's Report, attention was directed to the outlay of a considerable amount for the erection of stores, mills, bridges and other improvements, calculated to give increased value to the lands. The amount expended for that purpose now stands at £76,600, of which the sum of £20,558 appears among the investments of the Company as the value of the land office buildings, shares in the Red River Bridge Company, and one-seventh of the cost of buildings transferred to the Company by the Fur Trade under a resolution of the Board, confirmed by the Shareholders in 1880. The balance, amounting to about £56,000, remains on the Fur Trade Inventories, to be reduced hereafter in like manner under the same arrangement, by which the Trade will be relieved from the charge of interest on the capital so invested.

The Shareholders will probably have noticed in the newspapers rumours of a proposed arrangement with other landowners in Canada for the joint management of the Company's interests in land with a view to increased colonization. The Committee desire to state in respect of this matter that communications have been received from the Canadian Pacific Railway Company, inviting the Company's co-operation in a scheme for the joint administration of the landed interests of the Hudson's Bay Company, the Canadian Pacific Railway Company, and the Canada North-West Land Company, and including suggestions for an extensive system of emigration and colonization in connection with the Imperial and Dominion Governments.

The Committee cannot fail to recognize the mutual landed interests of the three Companies, and being most desirous

to act in complete harmony with the Government of Canada and other large landowners in the Dominion, have given these important suggestions the most careful attention. Should any practicable scheme be matured which in their opinion would prove advantageous or desirable for the Shareholders to entertain, the same will in due course be placed before them for their consideration.

On behalf of the Committee,

E. COLVILE,

Governor.

SALES OF TOWN LOTS.

	WINNIPEG.		PORTAGE LA PRAIRIE.		WEST LYNNE.		BAT PORTAGE.		PRINCE ALBERT		ROSEMOUNT.		COLVILLE.		EDMONTON.		QU'APPELLE.		ELPHINSTONE.	
	Lots.	Price.	Lots.	Price.	Lots.	Price.	Lots.	Price.	Lots.	Price.	Lots.	Price.	Lots.	Price.	Lots.	Price.	Lots.	Price.	Lots.	Price.
Sales already published to 30th September, 1882 ..	1295	\$2,117,189	292	\$55,218	284	\$34,051	169	\$20,739	710	\$33,222	54	\$1,797	164	\$13,472	1355	\$174,402	—	—	—	—
October, 1882 ..	1	3,200	—	—	4	900	24	3,959	4	50	—	—	—	—	—	—	—	—	—	—
November " ..	—	—	—	—	16	2,400	16	2,400	—	—	—	—	—	—	—	—	—	—	—	—
December " ..	—	—	—	—	31	5,598	—	5,598	—	—	—	—	—	—	—	—	—	—	—	—
January, 1883 ..	—	—	—	—	14	2,580	—	2,580	—	—	—	—	—	—	—	—	64	\$5,605	—	—
February " ..	—	—	—	—	19	4,500	20	4,500	20	800	—	—	—	—	—	75	5	300	8	\$160
March " ..	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	255	—	—
April " ..	—	—	—	—	2	525	—	525	—	—	—	—	—	—	2	—	5	635	—	—
	1296	\$2,120,389	292	\$55,218	288	\$34,951	275	\$40,301	734	\$34,072	54	\$1,797	164	\$13,472	1357	\$174,477	81	\$6,795	8	\$160

SALES OF FARMING LAND.

	MANITOBA AND NORTH-WEST TERRITORY.		VANCOUVER'S ISLAND.		BRITISH COLUMBIA.	
	Acres.	Price.	Acres.	Price.	Acres.	Price.
Sales already published to 30th September, 1882 ..	458,930	\$3,119,483	13	\$5,480	755	\$20,465
October 1882 ..	1,920	15,640	—	—	—	—
November " ..	1,440	10,920	—	—	—	—
December " ..	1,120	8,720	—	—	—	—
January 1883 ..	800	6,800	—	—	—	—
February " ..	480	3,600	2	800	105	2,896
March " ..	—	—	5	3,500	—	—
April " ..	320	2,320	—	—	—	—
	465,010	\$3,168,483	20	\$9,780	860	\$23,361

HUDSON'S BAY HOUSE,
LONDON, May 31st, 1883.

(1.) TRADING ACCOUNT.

Exhibiting the Profit and Loss results during Outfit 1881; namely, from 1st June, 1881, Dr. to 31st May, 1882. Cr.

	£	s.	d.		£	s.	d.
To Goods, Provisions, Stores, Supplies, as per Inventory, 1st June, 1881	254,711	10	5	By Proceeds of Furs and other Imports into Great Britain, the Returns of this Outfit, after deducting Freight, Dock Charges, Cartage, Fire Insurance, &c.	226,851	6	6
" Goods (the produce of the country), Debts, and other Articles, as per Inventory, 1st June, 1881	315,396	17	11	" Estimated value of Furs in transit, less estimated amount of further charges against Outfit	4,558	7	0
" Goods, Provisions, and Stores purchased in England, supplied for Outfit 1881	136,379	0	8	" Proceeds of Goods realized in the Territory, and other credits incidental to carrying on the Trade of Outfit 1881	56,434	12	1
" Purchase of Furs and Country Provisions in the Territory, and Transport, Insurance, and other debits incidental to carrying on the Trade of Outfit 1881	133,784	8	9	" Balance of Ships' Accounts after writing off depreciation	168	11	6
" Fire Insurance Fund	2,000	0	0	" Discount on Insurance Premiums	1,173	2	7
				" Goods, Provisions, Stores, and Supplies, as per Inventory, 31st May, 1882	270,712	0	4
				" Goods (the produce of the country), Debts and other Articles, as per Inventory, 31st May, 1882	365,165	12	9

„ Expenses incurred in London, 1st June, 1881,
to 31st May, 1882, viz. :—

Governor and Committee	3,500	0	0
Salaries of Secretary and other Officers	3,266	14	0
Wages of Labourers em- ployed in the Ware- house, and Sundry Charges	2,975	19	10
Rent and Taxes of Offices in Leadenhall Street, and Warehouse in Lime Street	1,952	2	4
Miscellaneous Expenses, including Agency in Scotland, Law Charges, Stationery, Printing, &c.	919	7	7
„ Salary, &c., to Local Officers	12,614 3 9
„ Pensions and Donations in London and abroad	1,000 0 0
„ Balance carried forward, being Profit on Outfit 1881	750 0 0
			68,427 11 3
			<u>£925,063 12 9</u>

£925,063 12 9

Dr.	Outfit 1881, and previous Outfits.	Cr.
<p> 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 </p>		

	£	s.	d.
To Officers, for their share of Profit, after deducting Interest	9,369	7	10
" Fur Trade Officers' Reserve Fund, Amount appropriated thereto	171	17	2
" Hudson's Bay Company, for the Balance ..	61,288	5	0
	<hr/>		
	£70,829	10	0
	<hr/> <hr/>		

	£	s.	d.
By Balance, being Profit on Outfit 1881, brought forward	68,427	11	3
" Profit on realization of outstanding accounts, viz.: — Outfit 1880	2,401	18	9
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	£70,829	10	0
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31st May, 1883.

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(4.) **PROFIT AND LOSS.**

1st June, 1882, to 31st May, 1883.

21.

To Interest on Officers' and Servants' Deposits	£	s.	d.
2,241	16	7	
" Commissioned Officers for appropriation under Guarantee of 24th June, 1879	10,030	12	2
" Interest on Marine Insurance Fund	2,036	19	5
" Income Tax	1,433	16	7
" Sundry Colonial Charges not chargeable to Trading Account	800	0	0
" Miscellaneous Expenses	1,477	11	4
" Balance carried down, being Net Profits	59,034	7	8
	£77,055	3	9
To Dividend paid, July, 1882	£70,000	0	0
" Balance of undivided Profits, 31st May, 1883	86,206	13	4
	£156,206	13	4

By Profit on Fur Trade brought to credit this year	£	s.	d.
" Balance of Interest on Fur Trade Account	61,288	5	0
" Profit from Underwriting Account	2,287	19	11
" Interest, Dividends, and Sundries	4,658	5	9
	8,820	13	1
	£77,055	3	9
By Balance brought down	£59,034	7	8
" Balance of undivided Profits, 1st June, 1882	97,172	5	8
	£156,206	13	4

Dr. Exhibiting the Cash Receipts and Disbursements, from 1st March, 1882, to 28th February, 1883. Cr.

	£	s.	d.
1882. June 27 To Return of Capital :—			
For amount appropriated to the reduction of the Capital Stock of the Company at £2 per Share, per Resolution of the General Court of Proprietors, 27th June, 1882 ..	200,000	0	0
1883. Feb. 28 „ Charges on Land in Manitoba for year ending this date :—			
Salaries of Land Commissioner and Clerks and Gratuity ..	£5,854	5	10
Municipal and other Taxes ..	4,580	11	0
Surveyors inspecting and reporting upon Lands ..	4,811	7	6
Repairs and Improvements to Buildings..	1,561	9	2
Travelling and Office Expenses ..	2,917	13	9
Printing Pamphlets and Adver- tising ..	1,602	0	0
Legal, Auction and Miscellaneous expenses ..	775	19	7
Rent of Land Offices ..	437	6	9
Balance ..	119,801	8	8
	<u>22,540</u>	<u>13</u>	<u>7</u>
	£342,342	2	3
1882. March 1 By Balance of former Account ..	179,084	18	3
1883. Feb. 28 „ Cash received at Victoria in respect of Sales of Land in British Columbia ..	140	4	1
„ Cash received at Winnipeg in respect of Sales of Land as follows :—			
Winnipeg Town Lots ..	£58,826	6	7
Portage La Prairie Town Lots ..	2,266	12	3
West Lynne ..	1,029	13	2
Rat Portage ..	2,456	9	5
Prince Albert ..	2,512	3	4
Colville ..	287	17	2
Edmonton ..	12,815	9	4
Qu'Appelle ..	498	16	10
Rosemount ..	44	10	2
Farming Lands in Manitoba and the North West Territory ..	62,507	3	3
	<u>143,245</u>	<u>1</u>	<u>6</u>
Interest on unpaid Instalments ..	19,028	4	5
Rents ..	863	14	0
	<u>19,891</u>	<u>18</u>	<u>5</u>
	£342,342	2	3

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31st May, 1883.

	£	s.	d.		£	s.	d.
To Capital	1,500,000	0	0	By Cash in hand, and on Deposit..	184,892	14	6
" Amount due to Officers and Servants on their Deposits	80,525	13	3	" Sundry Investments	142,564	1	0
" Notes in circulation in Hudson's Bay	514	6	0	" Amount due by Officers and Servants	1,469	5	0
" Land Sales, Balance to 28th February, 1883	119,801	8	8	" Amount invested in the Fur Trade (exclusive of Goods in course of Shipment), viz.: Fleet of Ships and Steamers employed in the trade	19,220	2	3
" Unpaid Dividends, and other Balances (exclusive of amount due in respect of Goods in course of Shipment on 31st May, 1883, not included in Assets <i>per contra</i>)	1,502	6	0	Valuation of Trading Goods, Provisions and Stores in hand, and advances for carrying on the trade	890,189	17	1
" Marine Insurance Fund	50,000	0	0		909,409	19	4
" Undivided Profits, 31st May, 1882	86,206	13	4				
				" Balance, represented by the remaining Property of the Company	600,214	7	5
					£1,838,550	7	3

Examined and found to be in due accordance with the Books, Accounts,
and Vouchers of the Company,

WM. QUILTER, Auditor.

5, Moorgate Street,
9th June, 1883.

QUILTER, BALL, CROSBIE, GLEGG, AND WELTON.





1883 JUNE PROCEEDINGS MISSING.

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